

**3546 Warder St. N.W.**

Just North of Park Road

If you contemplate obligating yourself to another yearly lease, don't take the final step until you have looked at these homes. You get here such modern equipment, such cozy arrangements and neat design that you will not be satisfied with your present quarters. A man and his family are justly entitled to the best he can maintain. Our terms on these homes are within your reach and they will certainly qualify in every other requirement. Take 9th Street car to Park Road, walk east to Warder street, then north to sample.

Price, \$3,750—On Terms.

**PHILLIPS & SAGER**

Headquarters for New Homes

1409 N. Y. Ave. N.W.

**MOST CENTRALLY LOCATED IN N.E.**

Another Row Just Completed

**JAMESON 6-ROOM HOMES**

Open Daily and Sunday

Six large all outside rooms, tiled bath, hot-water heat, hardwood double floors, concrete porches and attic; hardwood finish, steel construction; servant's toilet; extra large laundry tubs; expensive fixtures; sleeping porch full width of house. Lot 150 Feet Deep. Ten minutes' walk from Union station and government printing office.

Nos. 911 and 913 7th St. N.E.

Sample Houses—Open SMALL CASH PAYMENT—BALANCE LIKE RENT.

ASK THE MAN WHO OWNS ONE.

**THOMAS A. JAMESON**

61 N. Y. AVE. N.W.

Phone for Our Free Auto Service.



Builder and Owner PHONE N. 4038

**Home in Keeping**

With Its Surroundings

**3702 Morrison Street**

Chevy Chase, D. C.

Central hall type with 10 large, light rooms, 2 baths, sleeping porch, vapor heat, gas and electricity with base plugs in every room.

Lot, 60x130 to paved alley. Garage in rear.

This house can be seen any day.

**Thomas J. Fisher & Co., Inc.,**  
738 15th St. N.W.

**See Our \$4,000 Houses**

Four (4) Left

The lowest priced new houses in this section. Located on the best street—a prominent boulevard. Everybody knows where Rock Creek Church road is, and few are able to locate these back streets.

Homes of High Elevation and Southern Exposure  
All-the-year-round-comfort Homes

WE ARE OFFERING

**121-129 Rock Creek Church Road**

(Northwest)

**The Price, \$4,000, Is Persuasive**

The builders' advantageous buying of sites and materials puts a price on them that distinguishes them as a better buy than \$4,500 will purchase elsewhere in this favored home section.

**THE LOCATION—**

Situated on one of the most prominent thoroughfares in the District, opposite the Soldiers' Home Park, overlook on the beautiful ground, where fine buildings enhance the view; where the children can enjoy a 500-acre playground; where high elevation purifies the air; where the band plays three times a week; where the street cars take you all the way home.

**THE HOUSES THEMSELVES—**

Light brick, two stories, cellar under the entire house; all outside rooms, magnificent bathroom, plumbing and fixtures equal to those found in a \$20,000 residence. Numerous large closets, outside pantry from the kitchen; a real sleeping porch 8 by 14, with removable screens; laundry tubs in the cellar, heated with an economical hot-water heating plant, lighted with gas and electricity, attractive decorations, hardwood finish throughout, lots 20 by 95 to a 15-foot alley.

To get there—Take 8th Street car to Soldiers' Home, turn to the north about 200 feet and you are at the sample house.

TERMS: \$300 or More Cash

Balance, \$35 a month, which includes payment on the principal and also interest

**STONE & FAIRFAX**

Exclusive Agent

1342 New York Ave.

Phone M. 2332

**REALTY OPERATIONS**

Volume of Sales Excellent for Season, Say Real Estate Men.

**NO LARGE DEALS SHOWN**

Continued activity prevailed during the week in local realty circles, the volume of sales reported being satisfactory for this season, when real estate men do not figure on closing any great number of transactions. Home buying in the District, however, has been unusually brisk for the past few weeks, the sales, though generally of minor importance when considered individually, being of sufficient volume to give a lively tone to the market.

**Big Deals Pending.**

No specially large transactions were reported for the week, though several are reported to be practically closed. Among these is mentioned a deal involving two parcels on H street near 14th street northwest, which are said to have brought a record price for H street real estate, the figure being in the neighborhood of 125 a square foot for the two lots. Another deal practically completed is for a large parcel on Columbia road, the tract having lain idle for many years, although at an especially desirable street intersection.

**Many Sales Reported.**

Among the sales reported during the week are the following:

Residence at 1502 Park road, sold for the Laurel Building Association, for a consideration said to be about \$5,500. Moore & Hill, Inc., handled the sale. The same firm also selling ten houses in Laurel for John H. Warren for a total consideration of about \$10,000. They also negotiated the sale of a new English basement residence recently completed by David D. Dunnigan, on Baltimore street, for \$17,500, the name of the purchaser being withheld for the present.

Six sales are reported for the week by Brick Phelps, Inc. One was 5720 13th street, this being one of a row of houses recently completed near the end of the 14th street car line. The house, containing six rooms and attic, sleeping porch and breakfast porch and colonial front porch, and having a hot-water heating system, was sold to Edward D. Batchelder.

The residence at 1715 Lanier place was sold for Carl H. Smith, the name of the buyer being withheld. This house has eight rooms and attic, two baths, hot-water heat, three porches, oak floors, electric lights, etc., with a built-in fireproof garage. Mrs. D. S. Pletcher also completed through this firm a deal for the purchase of the residence at 320 McKinley street, Chevy Chase. The house, recently completed, contains eight rooms, two baths, breakfast and sleeping porches, etc. The residence at 812 8th street northeast has also been sold by the same firm, the buyer being Miss B. V. Roth. Other sales were a Bloomingdale property, 129 S street northwest, sold for Roger O'Donnell to George Urcio, and the residence at 1490 Monroe street northwest, sold for Jacob S. Gruver, the buyer's name being withheld.

**Working on Courthouse.**

Work on the courthouse, Judiciary Square, is in progress, the task of remodeling and redecorating the building being under direction of Elliott Wood, superintendent of buildings and grounds. The work is according to plans prepared by Mecklin & Starr, architects, and is to include complete remodeling of the exterior, at the same time preserving the colonial design of the building, and additions to and redecoration of the entire interior. Among the changes to be made are installation of complete modern ventilation and lighting systems, while the work is also to include complete refurnishing of the building.

**PLEAD FOR RUMANIANS AND RUSSIANS IN ENGLAND**

NEW YORK, October 7.—A cablegram protesting against a reported attempt in the British house of commons to deport Russian and Rumanian refugees from England unless they join the British army has been sent to Sir Herbert Samuel, home secretary of England. The protest was the result of a mass meeting Wednesday night called by the national workmen's committee on Jewish rights, which is said to represent 500,000 workers.

Representative Meyer London said that if the bill, which, it was stated, comes up in the house of commons Monday, were passed, it would be more infamous than the invasion of Belgium by the Germans. The cablegram sent to Mr. Samuel is as follows:

"The Jews are victimized practically now in all the warring countries, in Russia and Austria, in Rumania and in Turkey. It would be a great misfortune to the cause of humanity if England, the traditional land of freedom and democracy, should join the forces oppressing the Jews."

**Training at Plattsburg Ended.**

PLATTSBURG, N. Y., October 7.—The Plattsburg military training camps for 1916 were brought to an end here Thursday with the return from the eleven-day hike and field maneuvers of the 10th training regiment. During the summer more than 12,000 men, the camp authorities say, have received instruction in five successive camps.

**Let Your Wife Read This**

Your Rent Money Will Buy One of These Pretty Little Bungalow Homes

Only Three Left We're Reserving One for You.

COME OUT SUNDAY

Price Right—Terms Easy

New feature homes—detached—lots of breathing space outside and all the interior convenience devices your heart could wish. Splendid MASSIVE porches, wide projecting roofs, ornamental brick fireplaces, oak floors, handsome woodwork, decorations and fixtures, hot-water heat, electric lights and gas. Large living room, dining room, 2 or 3 fine bedrooms, large sleeping porches and tiled baths.

5th and Aspen Sts., Takoma Park, D. C.

See Me for Takoma Park Property

Six, eight and ten room houses for sale.

Owner **H. L. THORNTON** Builder

301 Southern Building

Call at my office and go out by auto. If you use the convenient electric car service, get off at 5th and Annapolis streets and walk one square south.

**RECEPTION HALLS ARE SMALL HOME FEATURES**

Add Privacy to Bear of House Without Sacrifice of Space or Roominess.

Styles in home building seem to be subject to variation and change the same as other fashions. Desire for something new and unusual is as strong among architects and builders as among other classes; besides which, efforts to introduce new "talking points" to aid in the sale of home properties is an impelling cause in bringing about changes. That these are often made at the sacrifice of points of real excellence and convenience is shown by the reintroduction in small homes of the reception hall.

Several years ago builders decided that reception halls were useless luxuries in homes of six or seven rooms. It was argued that they used up space that might be utilized to better advantage elsewhere, and that, however necessary they might be in larger residences, there was no real place for them in the small home.

Recently a return to the reception hall plan has been noted in small modern homes built in several sections of Washington. Notably is this true in the row just being completed at 15th and Webster streets northwest. The homes are each eight rooms, each including in its first-floor plan a roomy reception hall entered from the front vestibule.

The reception hall separates the living room from the dining room, affording privacy in the latter room when it is desired. The hall also gives space for the stairway leading to the upper floor, concealing this stairway from the front of the house as well as from the dining room. It affords space for an additional closet, placed under the stairway, which may be reached by a coat and umbrella closet, and the reception hall is also an ideal place for the location of the telephone, as the sound of the bell may be heard in every part of the house, from the kitchen to the rear bedroom on the second floor.

The homes referred to are approximately forty feet in depth, and the reception hall is included in the floor arrangement without any sacrifice of space or roominess. Another operation in which reception halls are features of eleven and seven room homes is in the Park View section, where small homes thirty-nine feet deep include apparently spacious reception halls in the first-floor plan with a colonial arrangement of hall, vestibule and two doors of the bedroom and the bathroom opening off the second floor hall, which is lighted by means of a ventilating skylight.

**TO COOK WITH "JUICE."**

Electric Ranges Feature of Equipment of New Apartments.

Extensive installation of electric ranges in apartment houses has been one of the features of the fall building activity.

Cooking by electricity in the District has been developed extensively since the recent approval by the public utilities commission of reduced rates for this character of service. Many private homes have been equipped with electric ranges. Data compiled as to the cost of operation under the new rates show that the service amounts to about \$1 a month per person.

**LIFE GUARDS OFF DUTY; SURF BATHER DROWNED**

ATLANTIC CITY, N. J., October 7.—Frederick Davidson, a wealthy Pittsburgh visitor, who had been sunbathing here, was drowned Thursday while bathing in the surf. Melvin Bothwell and George Goodfellow, college boys, made a daring attempt to save the victim from a canoe, but, although they got him ashore shortly after he was sighted floating face downward in the surf, the use of the pulmotor failed to revive him. Mrs. Davidson, bathing with him, witnessed the tragedy, and aided the physicians in the attempt to resuscitate him. The lifeguards were off duty for the season.

**\$300 CASH**

FOR A

**Beautiful Home**

Balance Like Rent

1134 to 1142 Buchanan Street N.W.

**Facing Saul's Addition**

Six rooms and bath, cellar and attic. Finished fully up to date. Come out and see for yourself. Deep lot to alley.

Open Daily Until 8 P.M.

Take Georgia Ave. Car, Walk One Block West

**Charles J. Walker**

Owner

217 Corcoran Bldg.

Or Your Own Broker

**BUILDERS SEEK PAY FOR PREPARING BIDS**

Members of Middle Western Organization Refuse to Compete Unless Paid for Time and Work.

"The Quad City Builders' Exchange, which has a membership of about 225 general contractors, subcontractors and material men in the four cities of Rock Island, Moline and East Moline, Ill., and Davenport, Iowa, by resolution, adopted at a previous meeting, put into effect September 1 a new system, in accordance with which the members hereafter refuse to submit bids for work without what they regard as 'adequate compensation.' This is reported by the American Contractor, which says: 'The membership of the exchange, it is stated, includes nearly every kind of a contractor in the cities named, and the plan therefore is inaugurated with a unanimity that promises to give the new system a thorough demonstration. It was adopted by a unanimous vote of the exchange, and therefore has back of it the united support of the members.'

"It is asserted that with this plan in effect buyers will no longer call for bids solely for the purpose of dickering. The experience of contractors here has no doubt been that of the common lot. They have put in a considerable amount of time and large amount of labor securing on jobs, preparatory to entering bids, only to find the contracts because they were a few dollars higher than the successful bidder. Under the new plan it is proposed that the contractor shall receive compensation for all bids submitted.

**Must Pay for Competition.**

"The intent is that the buyer may have as much fair competition as he wishes to pay for. After he has chosen his contractors in a fair and unprejudiced manner and has further paid a just and reasonable price for the competition, he shall be under no obligations to the bidders. He may make his own decision based upon his own opinions of the qualifications of the bidder or the bidder's price, or a comparison of both.

"If the buyer of the work to be figured upon is acting as a private individual, then he may choose his own method of selecting bidders. He reserves the right to select as many or as few as he may choose or wishes to compensate.

**Basis of Payment.**

"After all bids have been received and opened, the buyer shall, within ten days, according to this plan, pay to each bidder who has bid in strict accordance and has complied with all the demands contained in the plans and specifications and whose bids do not exceed by 50 per cent the amount of the bid upon which the contract is awarded, or the lowest legitimate bid, if the contract is not awarded, a sum equal to the square root of the average of all bids received, multiplied by 7. As an example, if the average of all bids received shall be \$90,000, the square root of which is \$300, multiply \$300 by 7, which equals \$2,100, the amount which shall be paid to each competing bidder in payment for the labor and expense involved in estimating and as a complete waiver of all obligations."

**England Gets More U. S. Tractors.**

NEW YORK, October 7.—A dozen tractors, said to be the same as those nicknamed "tank" by the British soldiers and credited with working great destruction against the Germans on the western front, made up a part of the deck load of the White Star steamship Baltic when she sailed from this port recently for Liverpool. The vessel carried 16,000 tons of war cargo.

**TO MEET IN ATLANTA, GA.**

Builders' National Convention Is Fixed for February 13-15.

The next convention of the National Association of Builders' Exchanges is to be held in Atlanta February 13, 14 and 15. These dates were chosen that the builders attending may have an opportunity of proceeding to New Orleans for the Mardi Gras if they so desire. Several of the cities having large exchanges are planning special transportation arrangements. The convention will be preceded by a secretaries' conference, which will occupy the entire time on Monday. The secretary of the Pittsburgh Builders' Exchange is chairman of the conference.

**Noted German Professor Dead.**

BERLIN, October 7.—Emil Deckert, professor of geography in the new University of Frankfurt, is dead. Prof. Deckert spent many years traveling in and studying the United States, his book, "Nord Amerika," giving the most complete description of the United States in the German language.

**Brokers to Elect.**

At the annual meeting of the Real Estate Broker's Association, to be held Monday evening, at the University Club, officers are to be elected for the coming year and a committee on appraisals is to be named. This committee is to include five members of the association, with the president and secretary. The committee on appraisals of the association has furnished valuations for individuals and trust companies during the past year on properties worth more than \$500,000.

**Moses-Built Houses**

We guarantee for five years, in writing, that the slag roofing will not leak; if plastering falls in five years it will be replaced at our expense; if your house settles we'll give you a new house or, if you prefer, refund all your money, less agreed rental.

We will renew the first trust without curtail, and if you lose your position, or wish it for any reason, all your money will be refunded, less agreed rental. You cannot be sold out.

**Homes on 28th Street—Woodley Park**

Take Chevy Chase car to Cathedral ave., walk 1 1/2 blocks west, then 1/2 block south

**\$8,000 to \$10,000**

\$500 cash—balance to suit purchaser

**Keokuk Street—Chevy Chase**

Artistic detached home of the Spanish type, only 1 1/2 blocks west of car line, the better side of Connecticut avenue.

**\$9,500—\$750 Cash—\$70 Monthly****Ten New Houses in Petworth**

Quincy Street and Rock Creek Church Road 9th and F car to Quincy and walk 3 blocks east

**\$5,000 to \$6,250**

\$300 cash—balance to suit purchaser

**4115 Fifth Street—Petworth**

Semi-detached home with south and west exposure

**\$4,300—\$100 Cash—\$37.50 Monthly****4015 14th Street—\$4,400**

\$300 cash—balance to suit purchaser

Terms on each include all interest and curtail

**A. C. Moses Co., 916 N. Y. Ave.**

Main 4031 All Licensed Brokers

**Charles E. Wire, Inc., Builders Offer a Selection of Choice Homes**

All of the Properties Listed Below Will Be Open Daily Until Dark.

**Takoma Park, D. C.**

6808, 6810 and 6812

Laurel Avenue

Detached Homes

Fronting on Two Streets

Lots 50-ft. Front

A Cozy Little Home of 5 Rooms and Bath.

Ample room for garden and chicken run.

Take 14th street cars, transfer at Kennedy street; one square south of terminus of line.

Price, \$3,500

Liberal Terms.

**Beautiful Home**

3901 Livingston Street,

Chevy Chase, D. C.

Located One Square From Connecticut Avenue.

Attractive Front.

Tapestry Brick; Two Stories and Attic; Spanish Tile Roof.

All outside rooms, with numerous closets.

Bathroom and fixtures equal to those found in higher priced properties.

Oak floors first and second floors.

Heated by the most economical plant, vapor heat.

Instantaneous water heater.

Sleeping porch, 12x20.

Porches are built of reinforced concrete.

Price, \$8,500

3903 Livingston St. N.W.

DETACHED

Hollow-tile construction and pebble dash.

Lot 50-foot frontage.

Price, \$9,000

**Open for Inspection****4515 to 4529 9th St. N.W.**

Open and Lighted Until 9 P.M.

Contain 6 rooms, bath and inclosed sleeping porch, hardwood floors, built-in refrigerator in pantry, cold storage, laundry tubs and toilet in cellar, hot-water heat, gas and electricity.

10x18 reinforced concrete porches front and back. Large lots to alley.

Price, \$4,950

No. 4515, corner alley; side lights; back stairway; 3-room-deep plan.

Price, \$5,650

No. 4529, corner house; bow window on dining room; extra large porches front and back; back stairway; 3-room-deep plan.

Price, \$6,000

Come Look at These Beautiful Detached

**Houses & Bungalows**

4th and Rittenhouse Sts. N.W.

One Square From Cars.

Six and eight large, bright rooms, bath and floored attic, unusually large porches, hot-water heat, gas and electricity, double floors.

Lots 50 to 65 feet front, 115 to 140 feet deep.

Prices, \$5,000 to \$5,750

Detached Home.

**803 Rittenhouse St. N.W.**

First Floor—Large living room, dining room, breakfast room, kitchen and large pantry.

Porch across entire front.

Second Floor—Four bright rooms, bath and large sleeping porch across entire house. Floored attic with wide stairway. Hot-water heat, gas and electricity. Large, bright cellar with "9 windows," toilet and laundry trays.

Price, \$6,000. Terms

**Spruce and Willow Aves.,**

Takoma Park, Md.

Look at These Before Buying.

**3 Houses**

224 Spruce

ave., 209 and

217 Willow

ave., containing

6 large, bright

rooms and bath.

Lots 50x150.

Price, \$4,250

Large wooded lots, 50x150.

**3 Bungalows**

215 Spruce

ave., 207 and

222 Willow

ave., containing

5 and 6

rooms, large

living rooms

with brick

fireplace.